



# *City of Granite City*

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## ***Board of Appeals MINUTES June 1, 2011***

The Granite City Board of Appeals met on Wednesday, June 1, 2011. Chairman Sam Akeman called the meeting to Order at 7:00 PM.

Members Present: Sam Akeman, Debbie Smith, Kayleen Johnston, Evelyn Harris, Douglas Conrad and Kitty Reither. Excused absence Kimberly Benda.

### **COMMENTS/SWEAR IN**

The Petitioner, Robert Schildman, was introduced and sworn in by the Chairman. A woman in the audience spoke up stating she was present to complain about an issue with the City regarding a garage. The Plan Commission secretary spoke with her stating the meeting is a Board of Appeals meeting, she is welcome to stay, however, could not be heard because she was not on the Agenda. The woman, Ms. Chloe Simpson, gave the secretary a written statement. The secretary agreed to give the statement to the proper City authority.

### **MINUTES/AGENDA**

A motion to approve this evening's Agenda was made by Douglas Conrad and seconded by Evelyn Harris. Voice vote. All ayes. Motion carried.

A motion to approve the Minutes from the previous meeting (May 4, 2011) was made by Debbie Smith and seconded by Kitty Reither. Voice Vote. All ayes. Motion carried.

### **PETITIONER – Robert Schildman Jr. 2252 Adams Street**

Mr. Schildman stated he is requesting a zero setback variance so that he may construct a carport over his existing concrete driveway. He stated the reasoning is to protect his car and motorcycle from weather elements and to shield the side of his residence from the sun. He displayed a photo on his cell phone depicting the location of the proposed carport next to the house, in front of the garage.

Discussion followed. The Petitioner stated the carport will be close to the same pitch as the house, there will be guttering and agreed the water will not be allowed to run off onto the neighbor's property. The Chair stated the only stipulation he had was to not allow the carport to be enclosed. The Petitioner agreed and stated he already has a garage. The Chair asked for further questions or comments. None were voiced.

The Chairman stated to the Petitioner, the Board of Appeals is a recommending body to the City Council and the Council will make the final determination at the next City Council meeting which is scheduled for June 7, 2011.

**MOTION** to approve the zero setback variance was made by Douglas Conrad and seconded by Debbie Smith. Roll call vote. All ayes. Motion carried by unanimous consent.

**NEW BUSINESS**

None voiced.

**UNFINISHED BUSINESS**

None voiced.

A Motion to Adjourn by Sam Akeman and seconded by Kitty Reither. All ayes.

Respectfully submitted,

*Barbara Harkins*

Secretary

Board of Appeals

## ***BOARD OF APPEALS ADVISORY REPORT***

**PETITIONER:** Robert Schildman, Jr.

**LOCATION:** 2252 Adams Street

**REQUEST:** Zero Setback variance for construction  
of a new carport on existing driveway,  
next to house, in front of existing garage.  
Zoned R-3

### **FINDINGS OF FACT:**

1) Proposed variance is consistent with general Purpose of the ordinance Section 1-1:

**Yes**

2) The strict application of the district requirements would result in great practical difficulties or hardship to the applicant, and prevent reasonable return on property:

**Yes**

3) The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship, and allow a reasonable return on the property:

**Yes**

4) The plight of the applicant is due to peculiar circumstances not of his own making:

**Yes**

5) The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (re-zoning): **Yes**

6) The variance, if granted, will not alter the essential character of the area where the premises in question are located nor materially frustrate implementation of this Municipality's Comprehensive Plan:

**No**

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**Motion** by Douglas Conrad and seconded by Debbie Smith to allow the Petitioner's request for zero setback variance for construction of a new carport.

### **ROLL CALL:**

Sam Akeman, Chairman	Yes
Debbie Smith	Yes
Kayleen Johnston	Yes
Evelyn Harris	Yes
Douglas Conrad	Yes
Kitty Reither	Yes

**ALL AYES – MOTION PASSED UNANIMOUSLY**

**Date of Hearing: June 1, 2011**